



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

July 2025

Prepared for

Countryside Estates RO Association, Inc.

By

Ameri- Tech Realty, Inc.

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

Assets

OPERATING FUNDS		
11-1015-00-00 South State Operating - 3201	\$66,315.32	
11-1020-00-00 General - (06) Acct	6,060.43	
Total OPERATING FUNDS:		<u>\$72,375.75</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 3204	8,807.90	
12-1047-00-00 Truist - (07) Money Market	82,907.29	
12-1049-00-00 Ameriprise Financial	798,247.11	
Total RESERVE FUNDS:		<u>\$889,962.30</u>
OTHER CURRENT ASSETS		
14-1600-00-00 Subscriptions/Principle (Share Loans)	38,850.20	
14-1610-00-00 Prepaid Federal Income Tax 1120	709.00	
Total OTHER CURRENT ASSETS:		<u>\$39,559.20</u>
FIXED ASSETS		
15-1160-00-00 Land	1,870,743.42	
15-1170-00-00 Real Estate & Improvements	501,102.06	
15-1180-00-00 Furniture Fixtures & Equipment	32,792.65	
15-1190-00-00 Accumulated Depreciation	(423,629.44)	
Total FIXED ASSETS:		<u>\$1,981,008.69</u>
OTHER ASSETS		
16-1710-00-00 Accumulated Amortization	(43,373.50)	
16-1720-00-00 Loan Costs	43,373.50	
Total Assets:		<u><u>\$2,982,905.94</u></u>

Liabilities & Equity

LIABILITIES		
20-2060-00-00 Reserves- Social Committee/Ladies Club Funds	6,188.33	
20-2075-00-00 Reserves- Contribution	8,750.00	
20-2080-00-00 Reserves - Interest	63,385.94	
20-2260-00-00 Security Deposit Lot 15 Dwelle	1,800.00	
Total LIABILITIES:		<u>\$80,124.27</u>
OTHER CURRENT LIABILITIES		
22-2200-00-00 Tenant Security Deposits Held	3,200.00	
22-2400-00-00 Payroll Taxes Payable- 941 & 940	2,542.93	
22-2410-00-00 Payroll Taxes Payable-UCT	1.13	
Total OTHER CURRENT LIABILITIES:		<u>\$5,744.06</u>
EQUITY/CAPITAL		
30-3055-00-00 Capital Stock	2,255,764.55	
30-3060-00-00 Unrealized Gain/Loss on Security	17,746.82	
30-3200-00-00 Prior Years	620,192.31	
Total EQUITY/CAPITAL:		<u>\$2,893,703.68</u>
Net Income Gain / Loss	3,333.93	
		<u>\$3,333.93</u>
Total Liabilities & Equity:		<u><u>\$2,982,905.94</u></u>

Income Statement - Operating

Countryside Estates RO Association, Inc.

07/31/2025

Date: 8/6/2025
 Time: 11:43 am
 Page: 1

Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$8,524.67	\$10,450.00	(\$1,925.33)	\$79,934.61	\$73,150.00	\$6,784.61	\$125,400.00
4020	Late Fees/Interest	50.51	58.76	(8.25)	447.50	411.32	36.18	705.12
4030	Rental Income - owned units	2,107.67	3,190.00	(1,082.33)	14,802.05	22,330.00	(7,527.95)	38,280.00
4040	Rental Income-Lot	3,765.00	2,070.00	1,695.00	21,136.84	14,490.00	6,646.84	24,840.00
4050	Closing Proceeds - Lot 47	-	-	-	20,996.77	-	20,996.77	-
4400	Capital & Interest Income	0.05	198.92	(198.87)	2.13	1,392.44	(1,390.31)	2,387.04
4410	Interest Income Ameriprise	-	2,949.67	(2,949.67)	-	20,647.69	(20,647.69)	35,396.04
4500	Application Income	-	250.00	(250.00)	1,300.00	1,750.00	(450.00)	3,000.00
4800	Misc Income	-	28.00	(28.00)	6,691.08	196.00	6,495.08	336.00
4900	Mortgage Loan Income	788.57	581.51	207.06	18,233.45	4,070.57	14,162.88	6,978.12
Total REVENUE		15,236.47	19,776.86	(4,540.39)	163,544.43	138,438.02	25,106.41	237,322.32
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	(32.89)	690.05	722.94	2,878.27	4,830.35	1,952.08	8,280.60
5015	Postage	-	55.00	55.00	-	385.00	385.00	660.00
5020	Bank Service Charges	-	2.43	2.43	-	17.01	17.01	29.16
5200	Pest Control	1,618.54	740.54	(878.00)	6,082.90	5,183.78	(899.12)	8,886.48
5300	Insurance- Liability	-	211.42	211.42	-	1,479.94	1,479.94	2,537.04
5310	Insurance- Commercial Coverage	-	793.70	793.70	-	5,555.90	5,555.90	9,524.40
5400	Lawn care	2,800.00	1,540.00	(1,260.00)	11,225.80	10,780.00	(445.80)	18,480.00
5410	Tree Service	-	848.57	848.57	3,016.25	5,939.99	2,923.74	10,182.84
5600	Licenses & Permits	-	63.13	63.13	412.00	441.91	29.91	757.56
5800	Management Fee -End 01.01.26 30 day notice	1,648.00	1,648.00	-	11,536.00	11,536.00	-	19,776.00
5900	Legal	-	1,228.07	1,228.07	999.20	8,596.49	7,597.29	14,736.84
5910	Accounting	-	208.34	208.34	75.00	1,458.38	1,383.38	2,500.08
5950	Real Estate Taxes	-	448.24	448.24	3,964.64	3,137.68	(826.96)	5,378.90
6100	Repair/Maintenance	874.01	3,119.50	2,245.49	37,805.98	21,836.50	(15,969.48)	37,434.00
6110	Social Activities	-	166.67	166.67	-	1,166.69	1,166.69	2,000.04
6120	Rental Expenses - owned units	-	750.00	750.00	20,614.41	5,250.00	(15,364.41)	9,000.00
6130	Depreciation	-	830.10	830.10	-	5,810.70	5,810.70	9,961.20
6400	Wages and Salaries	397.37	571.10	173.73	8,959.37	3,997.70	(4,961.67)	6,853.20
6410	Payroll Taxes	-	-	-	224.32	-	(224.32)	-
6420	Maintenance Wages	-	400.00	400.00	-	2,800.00	2,800.00	4,800.00
7000	Electric	419.82	559.38	139.56	3,813.39	3,915.66	102.27	6,712.56
7001	Trash Removal	1,074.03	1,190.98	116.95	10,700.81	8,336.86	(2,363.95)	14,291.76
7002	Water	899.43	847.08	(52.35)	9,238.06	5,929.56	(3,308.50)	10,164.96
7003	Gas	22.49	91.04	68.55	821.32	637.28	(184.04)	1,092.48
7004	Telephone/Internet	331.98	254.72	(77.26)	2,169.54	1,783.04	(386.50)	3,056.64
7006	Sewer	2,047.94	1,087.01	(960.93)	8,923.24	7,609.07	(1,314.17)	13,044.12
8000	Operating Contingency	-	181.79	181.79	-	1,272.53	1,272.53	2,181.46
8080	2024 Storm Repairs	-	-	-	8,000.00	-	(8,000.00)	-
Total ADMINISTRATIVE		12,100.72	18,526.86	6,426.14	151,460.50	129,688.02	(21,772.48)	222,322.32
NON OPERATING EXPENSES								
9075	Reserves- Contribution	1,250.00	1,250.00	-	8,750.00	8,750.00	-	15,000.00
Total NON OPERATING EXPENSES		1,250.00	1,250.00	-	8,750.00	8,750.00	0.00	15,000.00
Total OPERATING EXPENSES		\$13,350.72	\$19,776.86	\$6,426.14	\$160,210.50	\$138,438.02	(\$21,772.48)	\$237,322.32



Income Statement - Operating

Countryside Estates RO Association, Inc.

07/31/2025

Date: 8/6/2025

Time: 11:43 am

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMBINED NET INCOME	\$1,885.75	\$-	\$1,885.75	\$3,333.93	\$-	\$3,333.93	\$-



Income Statement Summary - Operating

Countryside Estates RO Association, Inc.

Fiscal Period: July 2025

Date: 8/6/2025

Time: 11:43 am

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	26,125.96	7,877.52	9,932.67	10,191.78	6,132.34	11,149.67	8,524.67	-	-	-	-	-	\$79,934.61
4020 Late Fees/Interest	241.95	50.00	15.16	68.53	(3.65)	25.00	50.51	-	-	-	-	-	447.50
4030 Rental Income - owned units	1,650.00	3,250.00	1,200.00	2,857.38	2,100.00	1,637.00	2,107.67	-	-	-	-	-	14,802.05
4040 Rental Income-Lot	3,160.00	3,160.00	2,623.19	1,830.13	4,033.52	2,565.00	3,765.00	-	-	-	-	-	21,136.84
4050 Closing Proceeds - Lot 47	-	-	-	-	20,996.77	-	-	-	-	-	-	-	20,996.77
4400 Capital & Interest Income	0.46	0.40	0.43	0.34	0.34	0.11	0.05	-	-	-	-	-	2.13
4500 Application Income	200.00	200.00	100.00	300.00	200.00	300.00	-	-	-	-	-	-	1,300.00
4800 Misc Income	5,779.59	395.70	126.65	75.54	313.60	-	-	-	-	-	-	-	6,691.08
4900 Mortgage Loan Income	1,393.81	981.57	981.57	981.57	1,174.03	11,932.33	788.57	-	-	-	-	-	18,233.45
Total REVENUE	38,551.77	15,915.19	14,979.67	16,305.27	34,946.95	27,609.11	15,236.47	-	-	-	-	-	163,544.43
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	1,491.35	533.88	164.20	151.10	224.68	345.95	(32.89)	-	-	-	-	-	2,878.27
5200 Pest Control	1,133.75	93.53	1,618.54	-	1,519.40	99.14	1,618.54	-	-	-	-	-	6,082.90
5400 Lawn care	1,400.00	1,400.00	1,400.00	-	2,825.80	1,400.00	2,800.00	-	-	-	-	-	11,225.80
5410 Tree Service	-	-	-	3,016.25	-	-	-	-	-	-	-	-	3,016.25
5600 Licenses & Permits	412.00	-	-	-	-	-	-	-	-	-	-	-	412.00
5800 Management Fee -End 01.01.26 30 day notice	1,648.00	1,648.00	1,648.00	1,648.00	1,648.00	1,648.00	1,648.00	-	-	-	-	-	11,536.00
5900 Legal	-	789.20	60.00	-	150.00	-	-	-	-	-	-	-	999.20
5910 Accounting	75.00	-	-	-	-	-	-	-	-	-	-	-	75.00
5950 Real Estate Taxes	-	-	3,426.01	538.63	-	-	-	-	-	-	-	-	3,964.64
6100 Repair/Maintenance	1,687.32	6,656.31	2,615.23	4,911.31	24,937.87	(3,876.07)	874.01	-	-	-	-	-	37,805.98
6120 Rental Expenses - owned units	1,095.61	423.43	14,378.00	2,107.37	2,610.00	-	-	-	-	-	-	-	20,614.41
6400 Wages and Salaries	1,152.77	1,127.76	1,497.08	726.29	2,061.13	1,996.97	397.37	-	-	-	-	-	8,959.37
6410 Payroll Taxes	224.32	-	-	-	-	-	-	-	-	-	-	-	224.32
7000 Electric	414.45	428.64	508.11	588.62	1,097.30	356.45	419.82	-	-	-	-	-	3,813.39
7001 Trash Removal	1,023.91	3,587.40	535.82	147.67	3,571.48	760.50	1,074.03	-	-	-	-	-	10,700.81
7002 Water	2,240.61	-	122.71	4,482.45	-	1,492.86	899.43	-	-	-	-	-	9,238.06
7003 Gas	130.26	127.67	-	115.67	300.82	124.41	22.49	-	-	-	-	-	821.32
7004 Telephone/Internet	290.52	290.52	296.28	296.28	331.98	331.98	331.98	-	-	-	-	-	2,169.54
7006 Sewer	4,023.90	-	-	-	-	2,851.40	2,047.94	-	-	-	-	-	8,923.24
8080 2024 Storm Repairs	-	2,000.00	-	-	6,000.00	-	-	-	-	-	-	-	8,000.00
Total ADMINISTRATIVE	18,443.77	19,106.34	28,269.98	18,729.64	47,278.46	7,531.59	12,100.72	-	-	-	-	-	151,460.50
NON OPERATING EXPENSES													
9075 Reserves- Contribution	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	-	-	-	-	8,750.00
Total NON OPERATING EXPENSES	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	-	-	-	-	8,750.00
Total OPERATING EXPENSES	19,693.77	20,356.34	29,519.98	19,979.64	48,528.46	8,781.59	13,350.72	-	-	-	-	-	160,210.50
Net Income:	18,858.00	(4,441.15)	(14,540.31)	(3,674.37)	(13,581.51)	18,827.52	1,885.75	-	-	-	-	-	3,333.93